

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
828-5123

Project Name: J. Lewis
24 S.E. 20 Street

Case #: 38-R-02

Date: April 9, 2002

Comments:

1. Provide a drainage design and calculations certified by a State of Florida licensed engineer. The design shall be in accordance with the South Florida Water Management District and Broward County Planning & Environmental Protection permitting criteria and standards for pollution and flood control.
2. A paving, grading, and drainage plan shall be prepared for this site from a topographic survey. This plan shall be prepared by a state of Florida licensed professional engineer. The engineer shall indicate all existing grades depicted on the survey and all proposed grades for improved areas and unimproved as necessary to ensure adequate storm water management as follows from those criteria mentioned in comment number 1.
3. This site contains a dead end zone which requires a single turn around only space appropriately marked and signed pursuant to Section 47-20 of the City's Code of Ordinances.
4. The HDCP space cannot receive access through the primary vehicular use area of 10 ft. width as appears to be the case by review of the site plan.
5. The applicant shall request a statement from the Engineering reviewer (Tim Welch, P.E.) for authorization to place back-out parking onto S.E. 20 Street. An evaluation of existing traffic volumes shall demonstrate no apparent risk for public safety if this request is to be granted.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: J. Lewis / Office Bldg.

Case #: 38-R-02

Date: 04-09-02

Comments:

No Comments.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: J. Lewis

Case #: 38-R-02

Date: April 09, 2002

Comments:

No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: J. Lewis

Case #: 38-R-02

Date: 4/9/02

Comments:

1. Show the height of the Code required trees; min. 10' is required.
2. Indicate requirements for irrigation. This could be a note that "all landscape areas to be 100% irrigated".
3. Develop a street tree scheme for SE 2nd St. If there are no utilities, this should be shade trees.
4. Show any utilities that would affect proposed planting. If there are none, provide a statement to this effect.

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Division: Planning

Member: Kevin Erwin
828-6534

Project Name: J Lewis

Case #: 38-R-02

Date: April 9, 2002

Comments: Site plan level II / change of use residential to office 1,348 sq ft

1. This is a new use and must meet all current code requirements.
2. Clearly indicate the property lines for this site on the site plan.
3. Provide a copy of the cross access agreement with the property to the east. Provide a site plan that shows all improvements on this site and the site to the east.
4. Show all exterior doors on the site plan.
5. Show the handicapped accessible route into the building.
6. Show sight triangles on the site and landscape plans.
7. Show the zoning classification of all adjacent properties.
8. Dimension to the centerline of all adjacent roadways.
9. Dead end parking facilities require a striped turnaround space to be provided.
10. Show the location of the trash receptacles on the site plan.
11. Discuss providing a tree survey and relocation/removal plan with the Landscape Rep.
12. Provide a photometric diagram of the parking area.
13. Additional comments may be forthcoming at the DRC meeting.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Page -954-877-7875

Project Name: J. Lewis

Case #: 38-R-02

Date: April 9, 2002

Comments:

Recommend an intrusion/robbery alarm system.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: J. Lewis

Case #: 38-R-02

Date: 4/9/02

Comments:

1. Parking spaces for professional offices shall be calculated at a rate of one (1) parking space per two hundred-fifty (250) feet of gross floor area in accordance with section 47-20.2.
2. Provide a copy of the cross access agreement and provide a site plan showing both properties and provide all geometric data for site circulation.
3. Provide handicap access from propose surface parking lot to propose professional office.
4. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
5. Additional comments may be forthcoming at DRC meeting.